

AGENDA
JULY 16, 2007

PORTLAND MUNICIPAL-REGIONAL PLANNING COMMISSION

HON. KENNETH WILBER
MAYOR, CITY OF PORTLAND

The Portland Municipal-Regional Planning Commission will meet on Monday, July 16, 2007 at 7:00 PM in the City Council Chambers of City Hall located at 100 S. Russell Street, Portland, Tennessee, 37148. Items listed on the agenda are as follows:

1. Roll Call.
2. Approval of the June 18, 2007 Planning Commission meeting minutes.
3. Approval of the agenda.
4. Resolution of Acceptance – None at this time
5. Subdivision & Site Plan Bonds - None at this time
6. Minor Subdivision(s): a. Portland Health Department – 1 Lot
7. Minor Site Plan(s) Approved: a. Business: Five Chef's
Location: West McGlothlin Street
Property Owner: Jaska Russell

Public Business:

8. **636 North Broadway - Map 19, Parcel 113.0 – Rezoning Request – NSD to GCS**
Harold Hall, property owner requests to rezone property located at 636 North Broadway from NSD (Neighborhood Service District) to GCS (General Commercial Service).
9. **608 North Broadway – Map 19, Parcel 121.02 – Rezoning Request - GCS to CBD**
Sean Stroud, property owner requests to rezone property located at 608 North Broadway from GCS (General Commercial Services) to CBD (Commercial Business District).
10. **Hedgefield PUD Section 1 & 2 – Final Preliminary Plat Approval – 54 Lots (Deferred from the June Planning Commission Meeting)**
Richard Graves, land surveyor and property owner representative (James and Nancy Hodges) requests Preliminary Final Plat Approval for Hedgefield PUD Section 1 & 2 located off Payne Road, Map 34, Part of Parcel 86.00.

11. **Hedgefield PUD Section 1 & 2 – Final Plat Approval – 54 Lots (Deferred from the June Planning Commission Meeting)**
Richard Graves, land surveyor and property owner representative (James and Nancy Hodges) requests Final Plat Approval for Hedgefield PUD Section 1 & 2 – 54 lots located off Payne Road, Map 34, Part of Parcel 86.00.
12. **Ola Bell Estates – Final Preliminary Plat Approval – 7 Lots – Zoned R 40**
Richard Graves, land surveyor and owner representative (Johnny Russell) requests preliminary final plat approval for property located off of Piper Road, Map 21, Parcel 10.00.
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14. **Vail Crest Subdivision – Section 5 – Final Preliminary Plat Approval - 6 Lots – Zoned RS 20**
Steve Somerville, property owner, requests final preliminary plat approval for Vail Crest Subdivision – Section 5, Parcel 4, Tax Map 16.
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16. **Holland Gate Subdivision – Conceptual Plan Approval – 32 Lots – Zoned RS 15**
Gene Holland, property owner, requests conceptual plan approval for Holland Gate Subdivision – 32 Lots – located off of South Russell Street.
17. **Magnolia Springs – Section III – Final Plat Approval – 35 Lots – Zoned RS 20**
Richard Graves, land surveyor and property owner representative (Chris Norris) request final plat approval for Magnolia Springs – 35 lots – located off of Highway 109 N, Map 16, Parcels 31.03 & 31.02
18. **1320 Highway 52 East – Daycare – Site Plan Approval**
Richard Graves, land surveyor and property owner representative (Ronnie Perdue) requests site plan approval for property located at 1320 Highway 52 East. The Board of Zoning Appeals granted a conditional use permit to allow a daycare to operate at this site on June 18, 2007.
19. **658 North Broadway – Oakhill Flowers & Gifts – Site Plan Approval**
Mr. Richard Graves, land surveyor and property owner representative (Billy Perdue) requests site plan approval for property located at 658 North Broadway.
20. **Highway 52 West – Chastain Properties – Site Plan Approval**
Mike Chastain, property owner, requests site plan approval for property located on Highway 52 West (103 & 105 Liberty Street).
21. **814 South Broadway – Office Space – Site Plan Approval**
Carroll Carman, land surveyor and property owner representative (Myrtle Brooks) requests site plan approval for property located at 814 South Broadway.

Other Business:

22. **Public Works Items Discussion**

- a. Amendments to Subdivision Regulations:

- ☐ Minimum roadway width requirements
- ☐ Sidewalk construction details (grass strip width)